



~~September 20, 2005 CPC~~
~~October 18, 2005 CPC~~
~~December 15, 2005 CPC~~
~~February 21, 2006 CPC~~
~~May 16, 2006 CPC~~
June 20, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

05TS0196

Darrel Neilson
(The Battery At Old Gun)

Midlothian Magisterial District
West line of Old Gun Road

REQUEST: Tentative Subdivision plat approval.

The applicant is requesting a deferral of thirty (30) days.

PROPOSED USE:

The applicant is seeking tentative approval for a nineteen (19) lot subdivision located on approximately twenty (20) acres within a Residential (R-40) District.

RECOMMENDATION

Should this request be deferred for thirty (30) days, staff requests that the required deferral fee, new plans and information be provided by June 23, 2006 in order to allow sufficient time for staff to respond.

CASE HISTORY

Planning Commission Meeting (9/20/05):

At the request of the applicant, the Commission deferred this case to October 18, 2005.

Planning Commission Meeting (10/18/05):

At the request of the applicant, the Commission deferred this case to December 15, 2005.

Planning Commission Meeting (12/15/06):

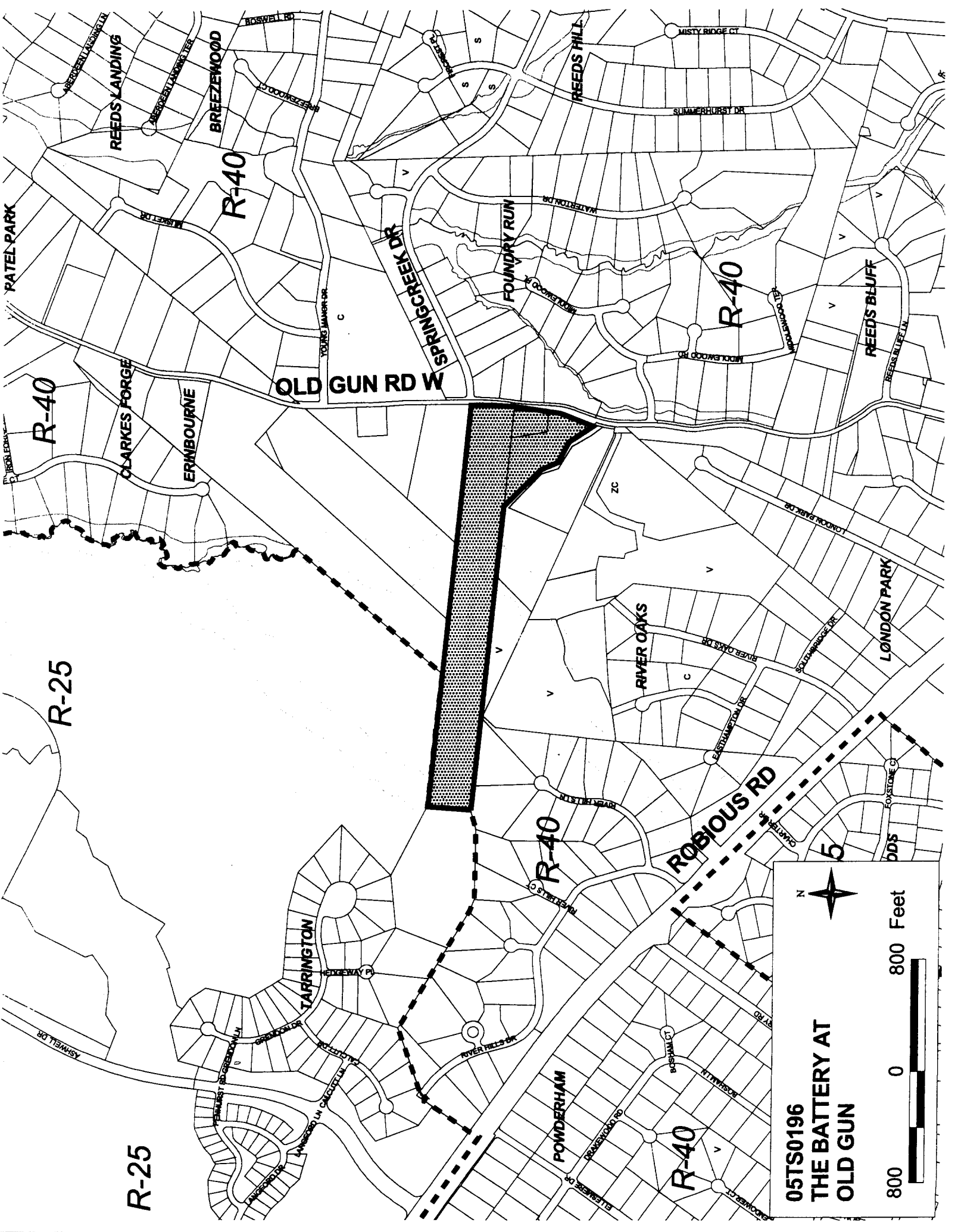
At the request of the applicant, the Commission deferred this case to February 14, 2006.

Planning Commission Meeting (2/21/06):

At the request of the applicant, the Commission deferred this case to May 16, 2006.

Planning Commission Meeting (5/16/06):

The Planning Commission deferred this case to June 20, 2006.



05TS0196
THE BATTERY AT
OLD GUN

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800 0 800 Feet



MIDDLEMAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: FTC
 DESIGNED BY: FTC
 CHECKED BY: FTC
 DATE: 10-13-04

REVISIONS:
-25-06
-24-06
-18-06

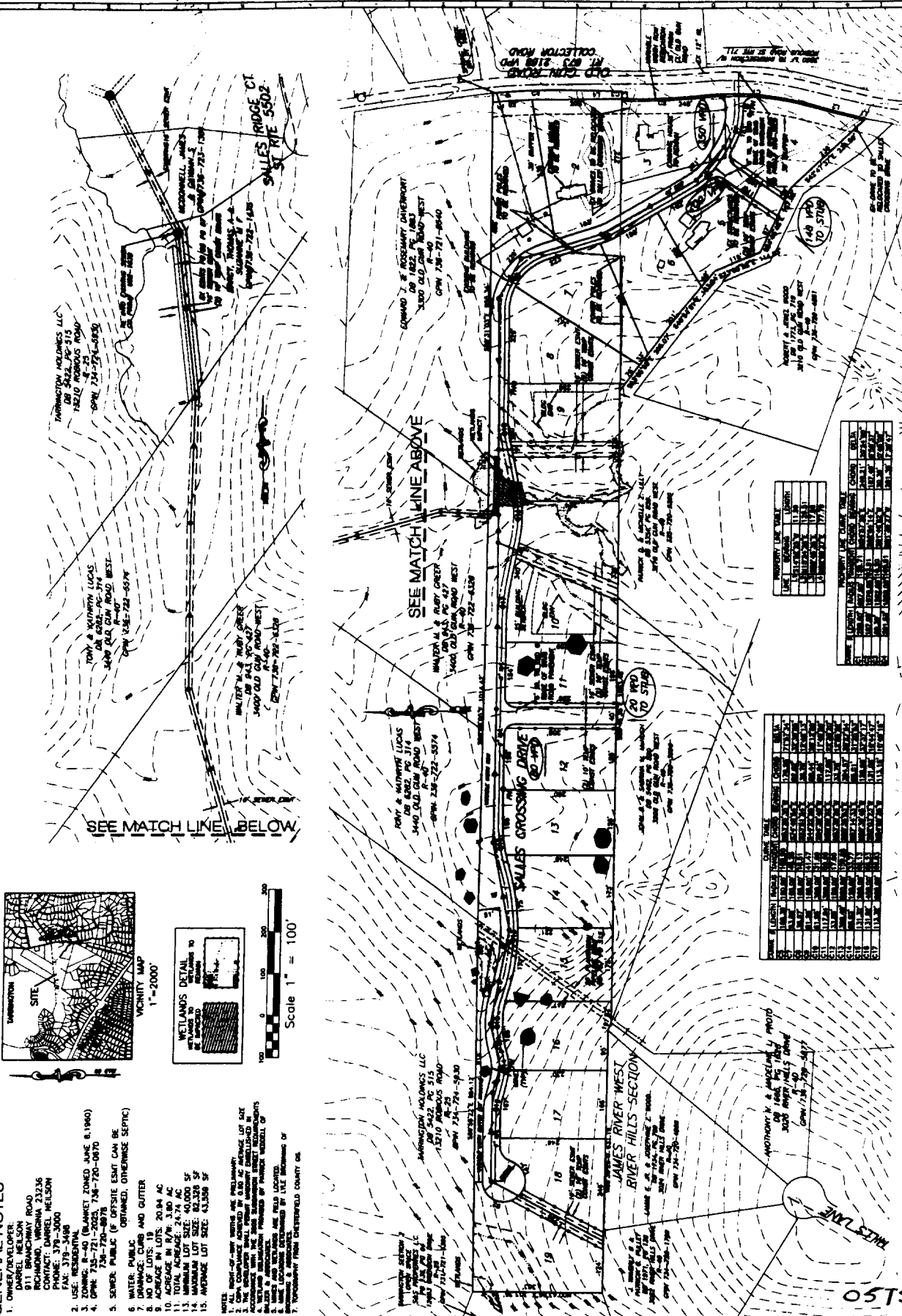
100 2 1 2003
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PLANNING LEARNING

SCALE: 1"=100'

100

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1. OWNER/DEVELOPER:
DARREL NELSON
911 BRANCHWAY ROAD
RICHMOND, VIRGINIA 23236
CONTACT: DARREL NELSON
PHONE: 379-3000
FAX: 379-3498
2. USE: RESIDENTIAL
3. ZONING: R-40 (BLANKET ZONED JUNE 8, 1960)
4. GPM: 715-721-7023, 736-720-0870
736-720-8878
5. SENDER PUBLIC (IF OPPOSITE ESMT CAN BE
OBTAINED OTHERWISE SEPTIC
MATTER DURING

7. DRAINAGE: CURB AND GUTTER
8. NO. OF LOTS: 19
9. ACRES IN LOTS: 20.94 AC
10. ACRES IN R/W: 3.80 AC
11. TOTAL ACRES: 24.74 AC
12. MINIMUM LOT SIZE: 40,000 SF
13. MAXIMUM LOT SIZE: 82,328 SF
14. AVERAGE LOT SIZE: 43,856 SF

NOTES

1. ALL RIGHT-OF-WAY NOTICES ARE PRELIMINARY.
2. THE COMPENSATION BEING PAID BY UIC AS AVERAGE LOT SIZE OF 1.5 ACRES.
3. THE COMPENSATION BEING PAID BY UIC IS ESTABLISHED IN ACCORDANCE WITH THE STATE EASEMENT ACT, WHICH IS BASED ON THE MARKET VALUE OF THE PROPERTY.
4. UICLAND INFORMATION PROVIDED BY FRANK WENDALL OF SALES & ASSOCIATES.
5. NAMES AND LOCATIONS ARE FIELD LOCATED.
6. THE LOCATIONS DETERMINED BY UIC IN ACCORDANCE WITH THE STATE EASEMENT ACT.
7. TOWNSEND FROM CHESTERFIELD COUNTY GE.

05TSO196-1